



**Rosedene, Darley, Harrogate, North Yorkshire, HG3 2PZ**

**£400,000**

Offers Over

# Rosedene, Darley, Harrogate, North Yorkshire, HG3 2PZ

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A charming three-bedroom village property with driveway and garden, situated in the heart of this popular Nidderdale village.

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This attractive stone built property provides generous, ground floor accommodation comprising a sitting room, dining kitchen, useful utility, three ground floor bedrooms, a bathroom and ensuite. Stairs also lead to an attic room, providing useful, additional space.

The property is situated in the heart of his popular Nidderdale village, which is surrounded by beautiful open countryside, and well served by excellent village amenities, conveniently located between Harrogate and Pateley Bridge. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front with fitted shutters and glazed patio doors leading to the rear garden. Woodburning stove.

### **KITCHEN**

With space for dining area and glazed door leading to the garden. The kitchen comprises a range of fitted units with granite worktops, gas hob, integrated oven and space for appliances.

### **REAR PORCH/UTILITY**

With fitted units and space and plumbing for washing machine and tumble dryer.

### **BEDROOM 1**

A large double bedroom.

### **ENSUITE**

With WC, basin and shower.

### **BEDROOM 2**

A double bedroom with window to front with fitted shutters.

### **BEDROOM 3**

A further bedroom. Window to front with fitted shutters.

### **BATHROOM**

A white suite comprising WC, basin and bath with shower above. Heated towel rail.

### **FIRST FLOOR**

### **ATTIC ROOM**

Stairs lead to a large attic room, providing useful additional space with a large fitted cupboard.

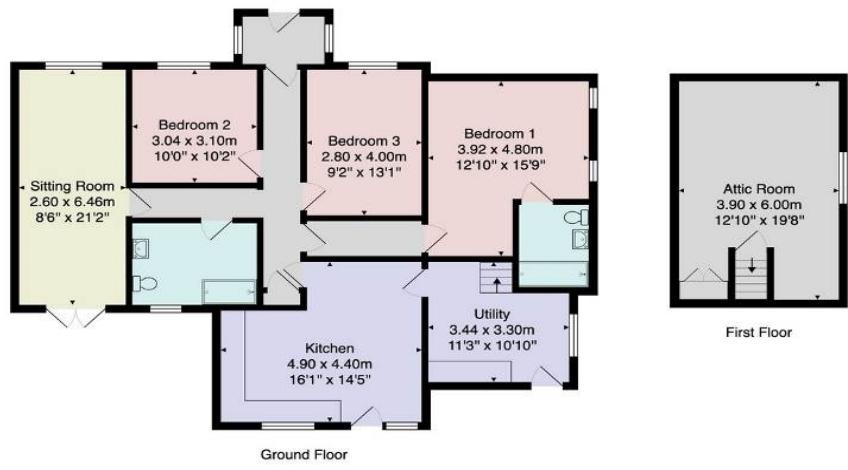
### **OUTSIDE**

A driveway provides parking. There is a small enclosed rear garden with paved and decked sitting areas providing an excellent outdoor entertaining space.

**Tenure** - Freehold

**Council Tax Band** - D





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